

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 15th day of November 2021, the Amarillo Planning and Zoning Commission met in a work session at 2:45 PM to review agenda items, and then convened in regular session at 3:00 PM in the City Council Chambers on the third floor of city hall, 601 S. Buchanan, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Renee Whitaker	N	22	21
Royce Gooch	N	89	82
Rob Parker, Chairman	Y	171	145
Jason Ault	Y	68	52
Fred Griffin	Y	22	21
Dick Ford	Y	116	105
Pedro Limas, Vice Chair	Y	68	62

CITY STAFF:

Cris Valverde Director of Planning and Development Services
Brady Kendrick, Planner II
Jason Taylor, Planner I
Leslie Spear-Schmidt, Senior Assistant City Attorney
Amanda Medellin, Recording Secretary

I. Call to order and establish a quorum is present.

Chairman Rob Parker opened the meeting at 3:00 PM, established a quorum and conducted the consideration of the following items in the order presented.

II. Public Address: Citizens who desire to address the Planning and Zoning Commission with regard to items on the agenda will be received at this time.

No comments were made.

III. Consent Agenda: The Commission may request a consent agenda item to be moved to the Regular Agenda for presentation and comment. Otherwise, the consent agenda will be considered in one vote. Consent agenda items are routine items recommended for approval, and which do not include requests for waivers or variances.

1. Approval of the minutes of the November 1, 2021 regular meeting.

A motion to approve the minutes was made by Vice Chairman Pedro Limas, seconded by Commissioner Jason Ault, and carried unanimously.

IV. Regular Agenda:

1. **PLAT/S:** The Planning and Zoning Commission will consider the following plat/s:

- A. P-21-108 Heritage Hills Unit No. 15, an addition to the City of Amarillo, being an unplatted tract of land in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas.

VICINITY: Westin Dr. and Traditional Pkwy.

APPLICANT: Seth Williams for PEGA Development, LLC

Brady Kendrick, Planner II, presented the above-proposed item. The plat has been reviewed by the customary City Departments and local utility companies and with the exception of three lots not meeting various lot standards, incomplete public improvements, and corrected originals not submitted at the time of this writing, complies with all other Subdivision and Development Ordinance standards. Staff believes that these lots would not be out of character in the area and would not pose any detrimental impacts to the subdivision, however as they do not meet minimum standards, a variance is needed.

Staff recommended approval of the plat as presented with a variance for the mentioned lots, pending the return of the corrected originals, and pending the approval and acceptance of the public improvements prior to the plat's expiration.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

James Bentley, 5110 Time Sq. Blvd, stated he was present to answer any questions on behalf of the developer.

No further comments were made.

A motion to approve P-21-108 as presented with a variance, pending the return of the corrected originals, and pending approval and acceptance of the public improvements prior to expiration was made by Commissioner Jason Ault and seconded by Commissioner Fred Griffin. The motion passed unanimously.

- B. P-21-115 Merrit Estates Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of Lot 18-E, Block 1, Merrit Estates Unit No. 2, in Section 152, Block 2, A.B.&M. Survey, Randall County, Texas.

VICINITY: Meritta Ln. and Tradewind St.

APPLICANT: James Del Vecchino

Jason Taylor, Planner I, presented the above item. The plat has been reviewed by the customary City Departments and local utility companies and complies with all Subdivision and Development Ordinance standards. Staff recommended approval of this item as presented.

Chairman Rob Parker asked if anyone wanted to speak for or against the request.

No comments were made.

A motion to approve P-21-115 as presented was made by Commissioner Dick Ford and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

2. **REZONING/S:** The Planning and Zoning Commission will consider the following rezoning/s:

- A. Z-21-15 Rezoning of a 3.89 acre portion of Tract 3, RiverRoad Gardens, in Section 161, Block 2, A.B.&M. Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Light Commercial District to Light Commercial District.

VICINITY: River Rd. and Cherry Ave.

APPLICANT/S: Brett Littlejohn for LJ4 Leasing, LLC

Brady Kendrick, Planner II, presented the above proposed rezoning. The applicant is requesting a change in order to build additional storage building related to an existing feed and ranch supply store. Staff recommended tabling this item to the next regularly scheduled meeting on December 6, 2021 due to ongoing discussion with the applicant about a possible change to the request to change the requested zoning to a Planned Development.

Chairman Rob Parker asked if anyone was for or against this item.

Lavone Wynn, 8103 Bluebonnet, stated that she was not opposed to the feed store. She stated that she feels all the hay is creating a fire hazard. She explained how the bails of hay have knocked down her fence and felt that the way the hay was stored needed to be addressed.

Chairman Rob Parker explained that the Planning and Zoning Commission is responsible for zoning and Ms. Wynn would need to contact Code Enforcement. However, he stated the Commission appreciated her coming to the meeting and asked that Staff would ensure that a discussion about the storage of hay was had with the applicant during the Staff meeting.

Mike Matta, 8105 Bluebonnet, asked if the applicant's request will affect his property taxes. He also stated concern about the hay and fence issues previously mentioned.

Vice Chairman Pedro Limas explained that property taxes are based on the owner's property and no impact is anticipated in the Commission's opinion.

Chairman Rob Parker informed Mr. Matta that staff will bring these issues up when meeting with the applicant.

Ricky Wynn, 8103 Bluebonnet, stated that he was not opposed, but the applicant needs to address the fire hazards and the trash.

Chairman Rob Parker further explained that this issue needs to be brought to the attention of Building Safety and that Staff would bring these up in the meeting with the applicant.

No further comments were made.

A motion to table Z-21-15 to the next regularly scheduled meeting on December 6, 2021 was made by Chairman Rob Parker and seconded by Vice Chairman Pedro Limas. The motion passed unanimously.

3. **VACATION/S:** The Planning and Zoning Commission will consider the following vacation/s:

- A. V-21-03 Vacation of a 7,544 square foot portion of a Public Right-Of-Way (alley) located adjacent to Lots 2 through 4, Block 33, Lawrence Park Unit No. 23 and Lot 6, Block 24, Lawrence Park Unit No. 89, in Section 227, Block 2, A.B.&M. Survey, Potter County, Texas

VICINITY: SW 26th Ave. and Britain Dr.

APPLICANT/S: David Hudson for Southwestern Public Service Company

Brady Kendrick, Planner II, presented the above-proposed vacation. The applicant is requesting vacation of the above alley way to consolidate the adjacent land into a unified building site for an upcoming substation project. Staff recommended postponing this item due to ongoing review of the construction plans necessary for the utility relocations and new alley segment that are required prior to approval.

A motion to postpone V-21-03 was made by Vice Chairman Pedro Limas and seconded by Commissioner Jason Ault. The motion passed unanimously.

4. **Discuss Items for Future Agendas.**

No items were discussed. The meeting adjourned at 3:44 PM.



Cris Valverde

Director of Planning and Development Services